

# La Casa Bronxvile

On Street Dining Addendum

May 8, 2024

# On-Street Dining Facility

Permit Term: April 15-November 15

Restaurant Name:

La Casa Bronville

Restaurant Address:

7 Paulfield Road #27

Contact Person, Phone, & Email:

J. Spencer Pingel

917-349-0576

jspencerpingel@gmail.com

Renewal



Curbside - No  
Deck



Curbside - With  
Deck



Structural - Wood  
& Metal



Structural - PVC



Facade Sidewalk Dining  
(max. six seats)



Tables = 8

Seats = 24

Additional Free-Standing and  
Decorative Elements



Umbrellas [#: \_\_\_\_\_]



Heaters [#: 8 electric, one over each table]



Decorative Planters



Lighting

Please append the following to this application form:

# La Casa Bronxville Outdoor Dining



# La Casa Bronxville Outdoor Dining



Safe and appealing  
dining for customers



# Update Following April 16 Planning Board Review

- Proposal for 3 parking spaces (8 tables, 24 seats) presented on April 16
- Applicant requested to consider reducing space / # of tables
- Applicant has formally assessed reduced space options, results as follows:

<b>Parking Spaces</b>	<b>Tables</b>	<b>Payback Period</b>
3	8	1.6 yrs
2.67	7	1.9 yrs
2.33	6	2.2 yrs
2	5	2.5 yrs

# Update Following April 16 Planning Board Review

- Applicant believes his original proposal for 3 parking spaces is:
  - Consistent with policy guidance from the Bronxville Village
  - Consistent with proposal from Underhill Crossing which was approved
  - No issues with parking, congestion, or blocking other merchants

# Bronxville Village Policy Guidance

Your plan is expected to reflect **approximately** ½ the number of seats and tables you currently have and reflect the design standards we all discussed and agreed upon earlier this year (see attached standards from StreetPlans).

As discussed in January your plan should indicate the layout of the outdoor dining facility and also depict the parking area in the street needed/utilized as well as views of the dining area (taken from the street showing building façade). This will help the PB visualize the size and scale of your proposed area and **how it may impact neighboring facades and parking areas.**

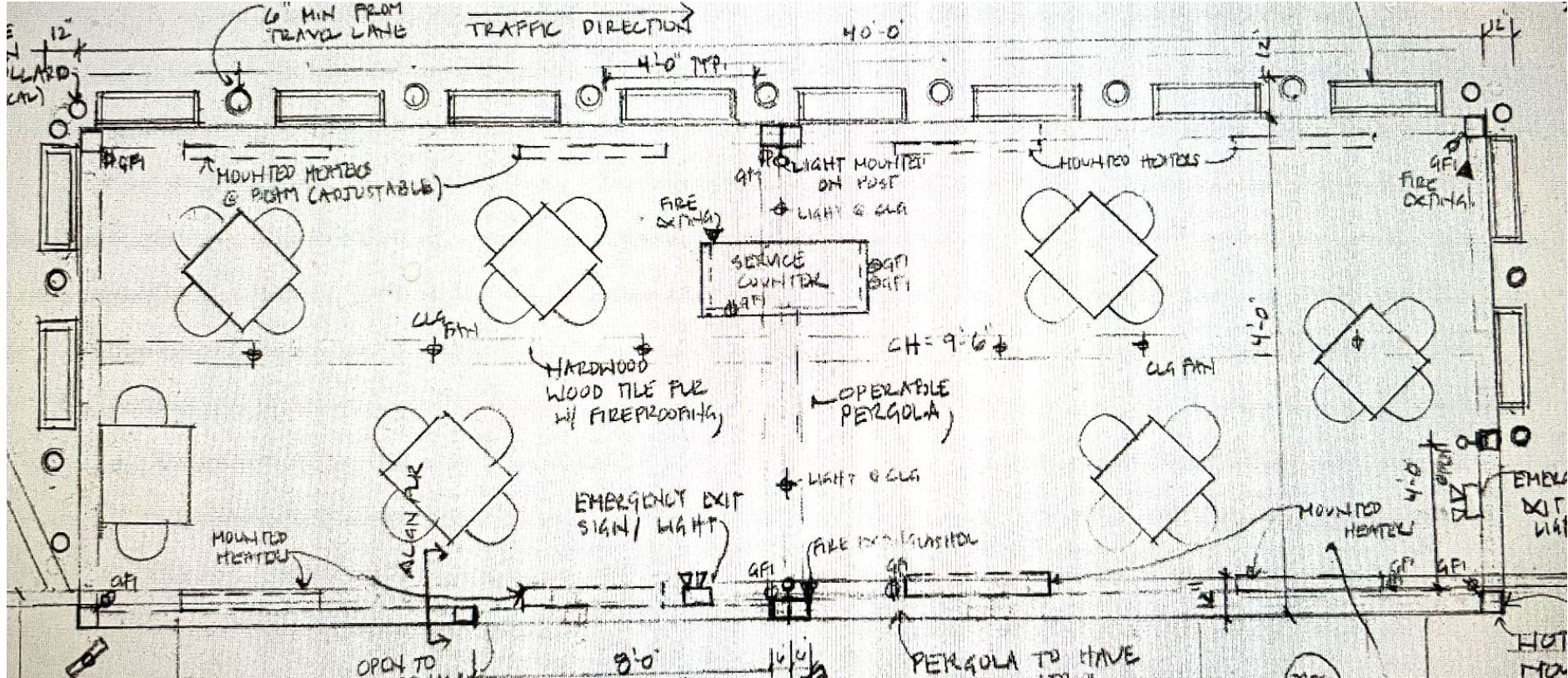
Please feel free to reach out with any questions. The VB thought this was the most equitable way to address concerns regarding the number of parking spaces required and understand that **every location is slightly unique.**



# Comparison of Outdoor Dining Proposals

	<u>Underhill Crossing</u>	<u>La Casa Bronxville</u>
Parking Spaces	4 -> 3	4 -> 3
Total Space	560 sq ft (40'x14')	496 sq ft (62'x8')
Tables	7	8
Seats	26	24

# Underhill Crossing Floor Design - 7 tables 26 seats





# La Casa Bronxville Request

- Approve original proposal reducing space from 4 parking spaces to 3
- Consistent with Bronxville Village policy guidance:
  - approximately half seats / at least one parking space reduction
- Treats the two larger on-street dining restaurants in a consistent manner
- Achieves village goal of having attractive viable outdoor dining
- Achieves village goals of reducing congestion on the key streets of concern, increasing parking spaces and making seasonal
- Nothing material is gained by reducing size, financially doesn't work